



# WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau  
Land Resources Management



RSA/Rule: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or waste disposal system designer to perform an "On-Site Assessment Study". **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the [Selling Developed Waterfront Property FACT SHEET](#).

<b>1. SELLER</b>		
NAME: Joseph R. and Patricia L. Nixon		
MAILING ADDRESS: 137 Landing Road		
TOWN/CITY: Hampton	STATE: NH	ZIPCODE: 03842
<b>2. AGENT</b>		
NAME: Lynn McNulty		
MAILING ADDRESS: Re/Max, 169 Daniel Webster Highway,		
TOWN: Nashua	STATE: NH	ZIPCODE: 03060
<b>3. SITE ASSESSOR (DESIGNER)</b>		
DESIGNER NAME: Anne w. Bialobrzeski	DESIGNER PERMIT NUMBER: 348	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: Stockton Services PO Box 1306		
TOWN/CITY: Hampton	STATE: NH	ZIPCODE: 03843-1306
<b>4. LOT LOCATION</b>		
TAX MAP: 239	LOT NUMBER: 6	SUBDIVISION NAME: N/A
STREET ADDRESS: 137 Landing Road		TOWN/CITY: Hampton
<b>5. LOT DESCRIPTION</b>		
STRUCTURES: 1 Dwelling with outbuildings		
NUMBER OF BEDROOMS: 4 bedrooms per assessor info. 3 bedrooms per septic approval		
<b>6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)</b> Town of Hampton (Marsh)		
NAME: Donald & Patricia Trefethen	ADDRESS: 165 Landing Road, Hampton, NH 03842	
NAME: Jeffrey & Laureen Hume	ADDRESS: 133 Landing Road, Hampton, NH 03842	
NAME: Peter & Joan Tilton (trustees)	ADDRESS: 125 Landing Road, Hampton, Nh 03842	
<b>7. LOT CHARACTERISTICS</b>		
LOT SIZE: 11 ac tax, 9 ac deed	SLOPE: A	LOADING CAPACITY: 2700 GPD per soil survey, actual unkown (see attached map)
WATER SUPPLY: <input checked="" type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER:		

[dawn.buker@des.nh.gov](mailto:dawn.buker@des.nh.gov) or (603) 271-3501

NHDES Subsurface Systems Bureau, PO Box 95, Concord NH 03302-0095

[www.des.nh.gov](http://www.des.nh.gov)

SOIL TYPE\* 26,314,497,397

\* From [US Natural Resources Conservation Service](#) maps or actual data if available \*:

ESTIMATED SEASONAL HIGH WATER TABLE\*: 0 (marsh) to 6'(per septic plan-questionable))

SCOPE OF REVIEW (Materials reviewed, if any): NH GRANIT, Deeds and Plans, Town Files, Company Files, NHDES file

DATE OF ON SITE INVESTIGATION: 05/11/2019

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): comments on attached soil map

## 8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM?  YES  NO

B. IF YES, IS THE SYSTEM STATE APPROVED?  YES  NO

**NOTE:** Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached. \*

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached. \*survey plan attached, no wells or systems within 75'

## 9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (\*\* Required)



ASSESSMENT DATE: 5/18/2019

## 10. SIGNATURES (\*\*Required)

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.

BUYER: [REDACTED]

DATE: [REDACTED]

SELLER: [REDACTED]

DATE: [REDACTED]

# National Flood Hazard Layer FIRMette



FEMA



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs

### OTHER AREAS

- Area of Undetermined Flood Hazard Zone D
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- 20.2 Water Surface Elevation
- 17.5 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

- Digital Data Available
- No Digital Data Available
- Unmapped



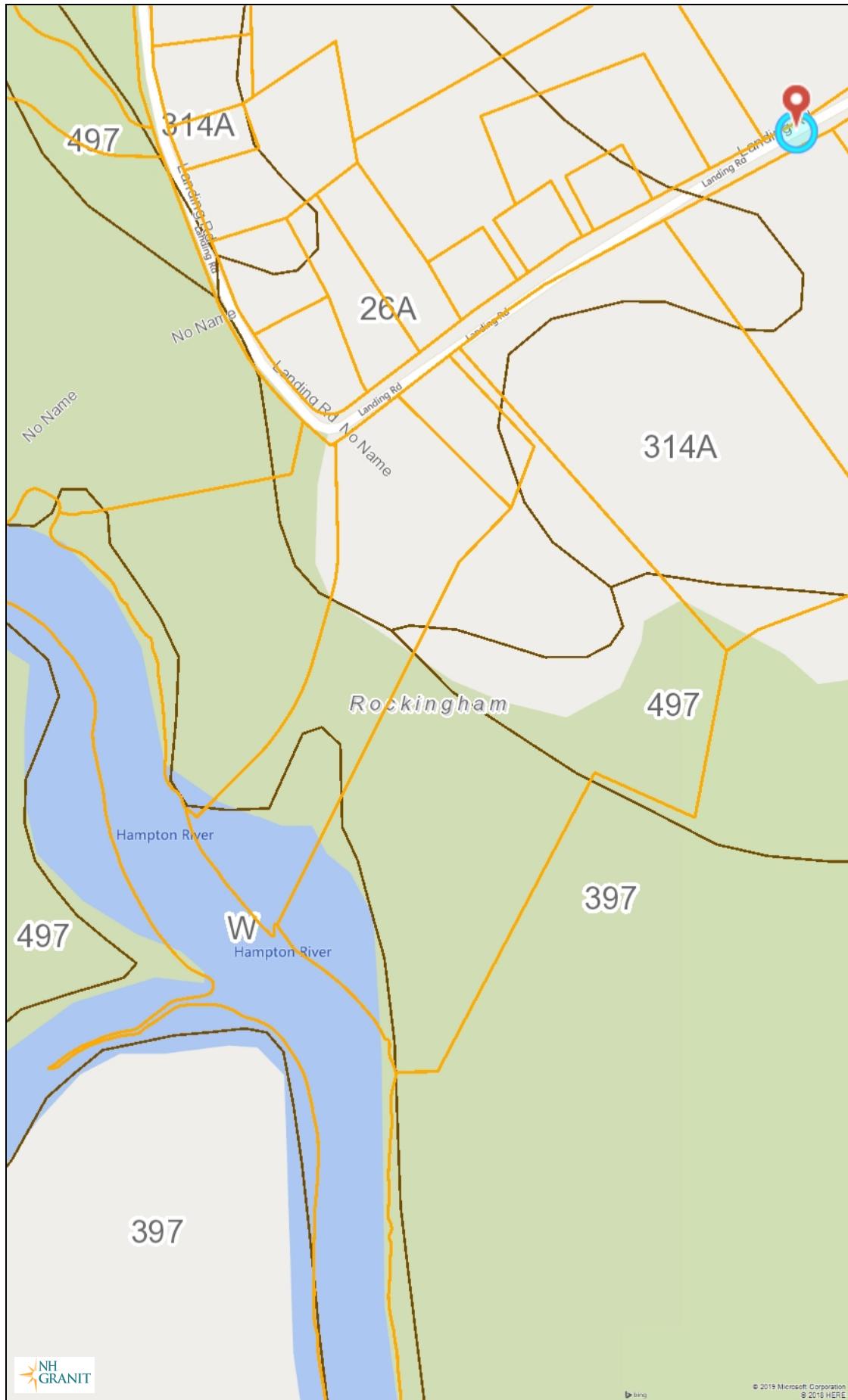
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/10/2019 at 10:09:04 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Map by NH GRANIT



## Legend

- Polygons
- State
- County
- City/Town
- Soil Series

SITE LOADING CAPACITY OF 2700 GPD IS AN UNVERIFIED ESTIMATE BASED ON THIS MAP (EXCLUDING A 75' WELL RADIUS OF GROUP 1 SOILS). ACTUAL SITE LOADING MUST BE DETERMINED FROM ON-SITE SOIL ANALYSIS.

THIS PROPERTY WILL BY RULE SUPPORT A SYSTEM FOR THE EXISTING 3 BEDROOM SINGLE FAMILY DWELLING. MY ASSESSMENT IS THAT THE SITE WOULD NOT SUPPORT A SYSTEM MEETING CURRENT DES STANDARDS FOR ANY EXPANSION OF USE, LOADING, OR STRUCTURE.

## Map Scale

1: 3,247

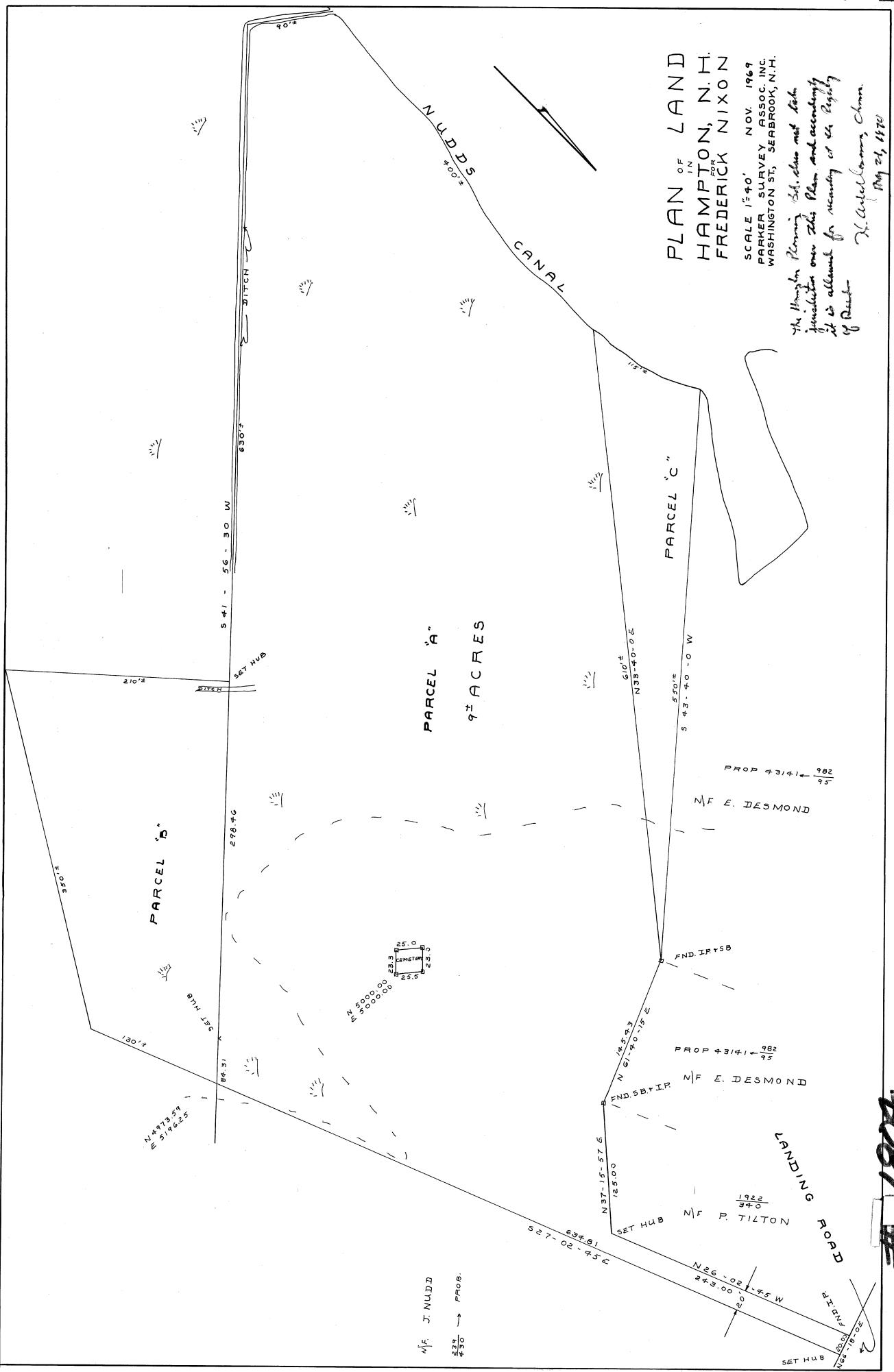


© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

Map Generated: 5/18/2019

## Notes





Next



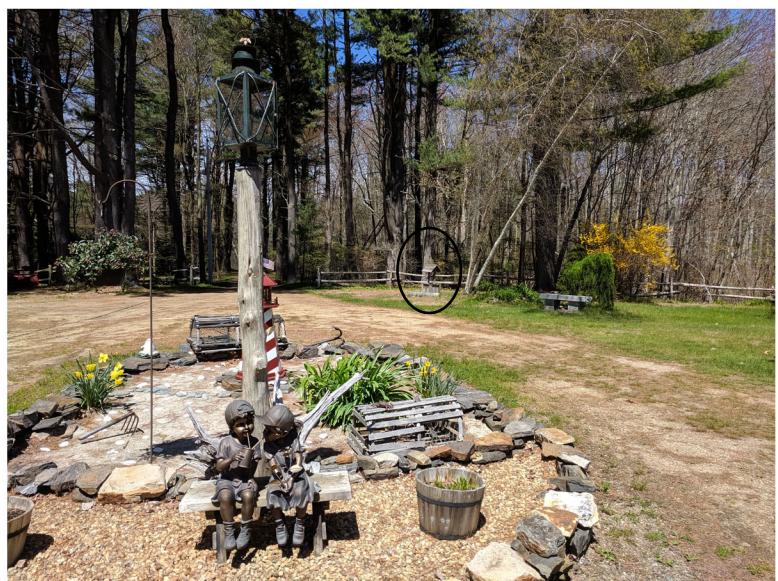
tank and leach field in front of house



garage with former living space (reported to be abandoned)



cemetery (has been expanded since 1969 survey)



view of well from house (not located as shown on septic plan)

71-4 ff  
l3 count first sentence  
d6-75'

CONSTRUCTION APPROVAL NO 15960

15960

CHECKLIST FOR APPROVAL OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

1. Location of System (town): Hampton 7. Plans returned for additional data:  
Date      Initials
2. Name of development or subdivision.
3. Name of owner: Frederick Nixon
4. Address: 466 So. Willow St  
Manchester, N.H.
5. Tel. No.
6. Date plans received: 5/27/71  
Revision - See org. #12347  
(Please attach this sheet when resubmitting plans or sending additional information)
7. Date plans approved: 6/26/71
8. Approved by: James Shepard
9. Date installation approved: 8-13-71
10. Inspected by: G F. Harbert

11. SUBMITTED      REVIEW      INSPECTION  
Date & Initials
- | CHECK - - -   | Yes | No | Satis | Unsat | Satis | Unsat |
|---|-----|----|-------|-------|-------|-------|
| 12. 2 sets of individual and adjoining lots   | /   | /  |       |       |       |       |
| 13. Adequate location plan (so inspector can drive to site) town, street, etc.        | /   | /  |       |       |       |       |
| 14. Distance to nearest surface water indicated                                       | /   | ?  |       |       |       |       |
| 75+   |     |    |       |       |       |       |
| 15. Whether municipal, community or <u>individual</u> drinking water supply indicated | /   | /  |       |       |       |       |
| 16. Location of proposed and existing drinking water supply pipes indicated           | /   | /  |       |       |       |       |
| 17. Location of proposed and existing wells on this and adjoining lots                | /   | ?  | 75    | ?     |       |       |
| 18. Location of proposed and existing buildings indicated                             | /   | /  |       |       |       |       |
| 19. Percolation test data submitted <u>3 min</u>                                      | /   | /  |       |       |       |       |

TEST PIT DATA

20. Depths from ground surface to ground water GT
21. Depth from ground surface to ledge, hardpan or other impermeable substratum 10+

	SUBMITTED	REVIEW	INSPECTION	Date & Initials		
CHECK - - -	Yes	No	Satis	Unsat	Satis	Unsat
12. 2 sets of individual and adjoining lots	/	/				
13. Adequate location plan (so inspector can drive to site) town, street, etc.	/	/				
14. Distance to nearest surface water indicated	/	?				
75+						
15. Whether municipal, community or <u>individual</u> drinking water supply indicated	/	/				
16. Location of proposed and existing drinking water supply pipes indicated	/	/				
17. Location of proposed and existing wells on this and adjoining lots	/	?	75	?		
18. Location of proposed and existing buildings indicated	/	/				
19. Percolation test data submitted <u>3 min</u>	/	/				
TEST PIT DATA						
20. Depths from ground surface to ground water	/	?				
21. Depth from ground surface to ledge, hardpan or other impermeable substratum	/	/				

RETURN ALL ORIGINAL DATA WITH RESUBMISSION

APPROVAL OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

CHECK --	SUBMITTED		REVIEW		INSPECTION	
	Yes	No	Satis	Unsat	Satis	Unsat
anted sewage load	3			/		
ata submitted (ection of slope)	/			/		
cturer of septic 1000				/		
ystem (plan view)				/		
pumps indicated						
e of manufacturer ated						
g trenches, leach- seepage pit, or	3			/		<u>Fill - 10'</u>
one indicated						
ated (name of	1/2			/		
indicated				/		
ndicated (must ed pipe)				/		
vice Soil data				/		
if NO, why?)				/		
300						

Information for items checked "NO" or "UNSATISFACTORY" II

Rudolph Campbell  
R.F.D. #4, Box 193  
Manchester, N. H.  
03102

May 27, 1971

Water Supply and Pollution  
Control Commission  
Prescott Park  
105 Loudon Road  
Concord, New Hampshire 03301

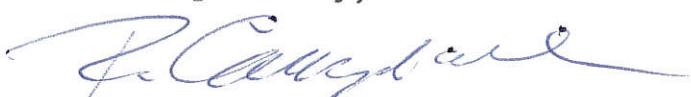
Re: Nixon Lot, Hampton, N. H. -  
Approval #12347, dated 9/18/70

Gentlemen:

Enclosed are plans to cover this request for revision in the original location of the sewage system on the subject property.

The percolation test for this new location was taken the same date as the test for the original approved site. Due to a change in the layout of the residence this new location would be more convenient and would keep the leaching bed away from the driveway.

Respectfully,

  
Rudolph Campbell

RC:w

Encl.





PLAN OF  
NIXON LAND  
IN  
HAMPTON, N. H.

SCALE: 1" = 5'

四

PERIMETER SURVEY BY OTHERS  
CONTOUR SURVEY BY R. CAMPBELL AUG. 1, 1970  
DRAWN BY R.L. STEVENSON MAY 25, 1971

## DATA

PERCOLATION RATE: 3 MINUTES  
DATE OF TEST: AUGUST 1, 1970  
TEST BY: RUDOLPH CAMPBELL  
U.S. SOIL CLASS: MH  
TYPE MATERIAL: SAND  
WATER TABLE: ELEV. 94.2'  
DWELLING PROPOSED: SINGLE FAM. - 3 B.R.  
SEPTIC TANK: 1000 gal. Conc - W.K. MORRISON  
DISTRIBUTION BOX: 5 OUTLET - CONCRETE  
WATER SUPPLY: SHALLOW WELL  
LEACHING PIPE: 4" PERF. BEEMICO  
DEPTH OF TEST HOLES: Dug = 6' Driven Rod = 10' +

TEST HOLD

EST  
LOCATION OF ORIGINAL  
APPROVED SITE  
(#12347) dtd SEPT. 18, 197

TEST HOLE

B.M. #1 - Base of  
Granite Bound  
Elev. 100.00

3 Bedroom Single Family Residence

1<sup>st</sup> Cast Iron Pipe

## 4" SOLID BERMICO

3 mm. Diamagnetic Box

OLD GROUND

5'0"

2'6"

5'0"

5'0"

2'6"

5'0"

CROWN SLIGHTLY TO MAKE DRAIN

Blend slopes to adjacent ground

FOLD GROUND

5'0"

BACKFILL 12" minimum

Soil Line

2" Cr/Stone over pipes

4" Perforated Pipe

6" Cr/Stone under pipes

4'0" ELEV.

WATER TABLE ELEV. = 94.2'

Untreated building paper or 2" of hay.



Stockton Services  
PO Box 1306  
Hampton, NH 03843-1306  
603 929-7404

Joseph and Patricia Nixon  
137 Landing Road  
Hampton, NH 03842  
Kindness of Lynn McNulty

Statement 05/18/2019

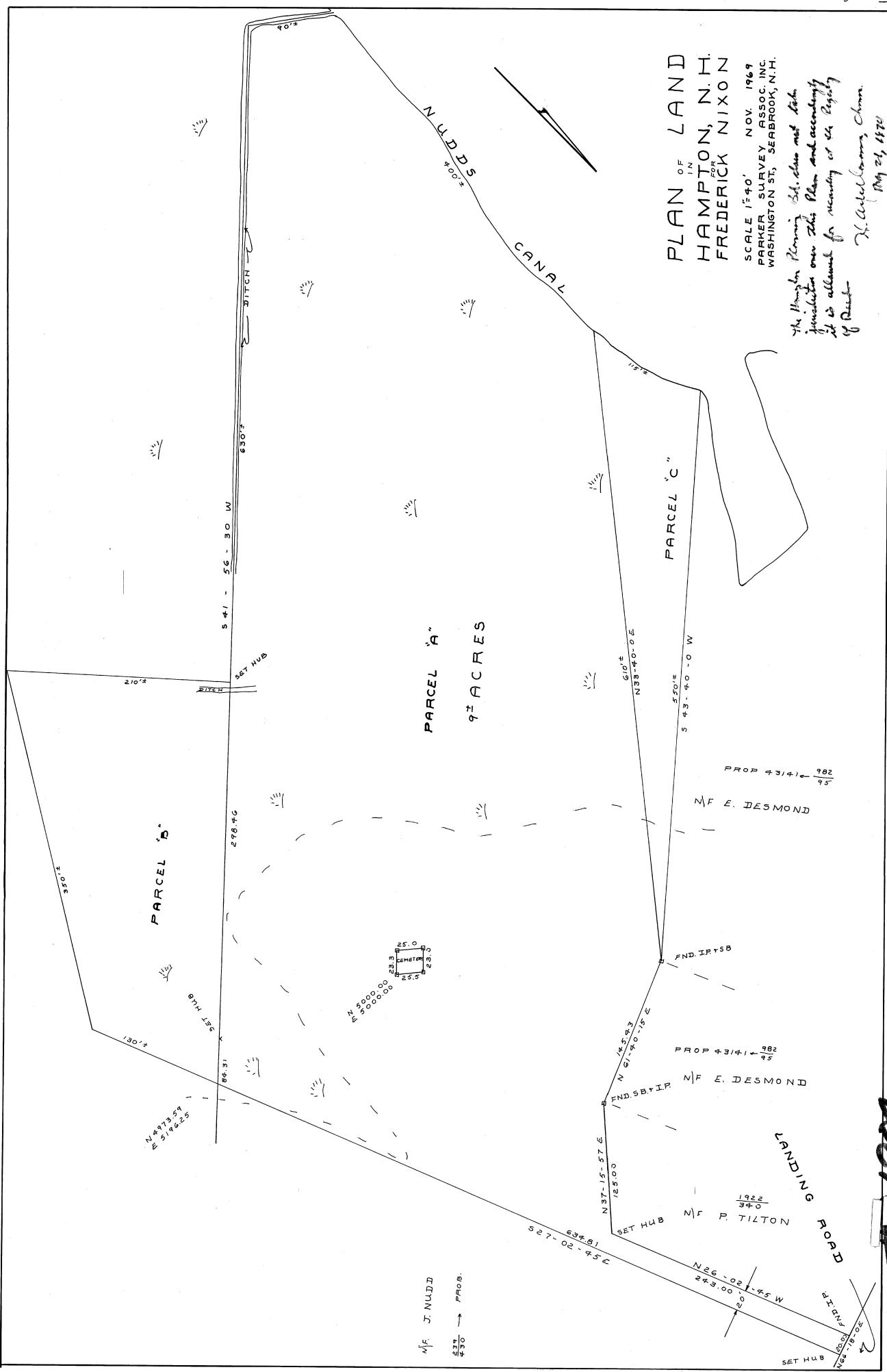
Locus: 137 Landing Road, Hampton, NH

Site assessment for sale of property .....\$ 550.00

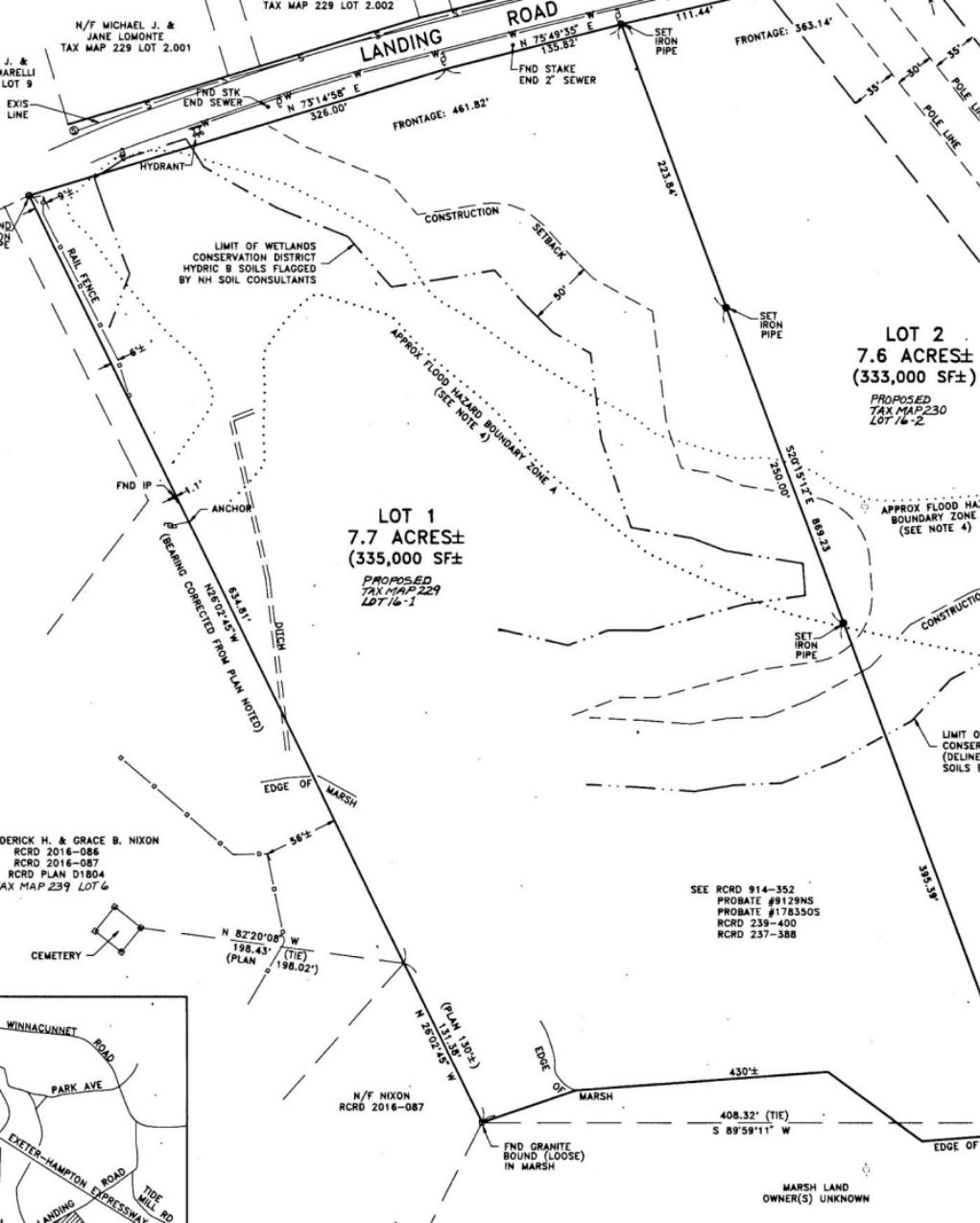
**Balance due ..... \$ 550.00**

Thank you.

*Tocky*



1805





**137 LANDING RD****Location** 137 LANDING RD**Mblu** 239/ 6 / /**Acct#** 6107**Owner** NIXON, JOSEPH R.**Assessment** \$407,100**Appraisal** \$407,100**PID** 6107**Building Count** 1**Current Value**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$140,300	\$266,800	\$407,100
<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$140,300	\$266,800	\$407,100

**Owner of Record**

**Owner** NIXON, JOSEPH R.  
**Co-Owner** NIXON, PATRICIA L.  
**Address** 137 LANDING RD  
HAMPTON, NH 03842

**Sale Price** \$0  
**Certificate**  
**Book & Page** 5957/1168  
**Sale Date** 10/23/2018  
**Instrument** 38

**Ownership History**

<b>Ownership History</b>					
<b>Owner</b>	<b>Sale Price</b>	<b>Certificate</b>	<b>Book &amp; Page</b>	<b>Instrument</b>	<b>Sale Date</b>
NIXON, JOSEPH R.	\$0		5957/1168	38	10/23/2018
NIXON, JOSEPH R	\$0		PRO09/00417	81	06/20/2011
NIXON, FREDERICK H	\$0		2016/0086		05/21/1970

**Building Information**

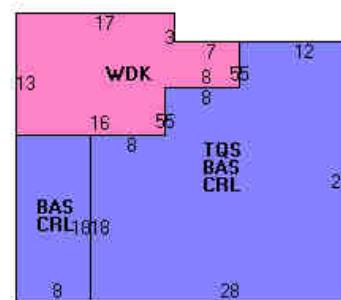
**Building 1 : Section 1**

**Year Built:** 1972  
**Living Area:** 1,306  
**Replacement Cost:** \$147,357  
**Building Percent Good:** 78  
**Replacement Cost Less Depreciation:** \$114,900

<b>Building Attributes</b>	
<b>Field</b>	<b>Description</b>
Style	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
MHP	

**Building Photo**

(<http://images.vgsi.com/photos2/HamptonNPHotos//00\00\89\38.jpg>)

**Building Layout**

([http://images.vgsi.com/photos2/HamptonNPHotos//Sketches/6107\\_6161.jpg](http://images.vgsi.com/photos2/HamptonNPHotos//Sketches/6107_6161.jpg))

<b>Building Sub-Areas (sq ft)</b>		<b>Legend</b>	
<b>Code</b>	<b>Description</b>	<b>Gross Area</b>	<b>Living Area</b>
BAS	First Floor	808	808
TQS	Three Quarter Story	664	498
CRL	Crawl Space	808	0
WDK	Deck, Wood	251	0
		2,531	1,306

**Extra Features**

<b>Extra Features</b>				<b>Legend</b>
<b>Code</b>	<b>Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
HRT	HEARTH	1 UNITS	\$1,200	1
GENR	GEN-RES	14 UNITS	\$4,000	1

**Land****Land Use**

**Use Code** 1010  
**Description** SINGLE FAMILY  
**Zone** RCS  
**Neighborhood** 50  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 11  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$266,800  
**Appraised Value** \$266,800

**Outbuildings**

<b>Outbuildings</b>						<b>Legend</b>
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
LNT	LEAN-TO			80 S.F.	\$200	1
SHD1	SHED FRAME			140 S.F.	\$1,500	1
WDK	WOOD DECK			300 S.F.	\$1,500	1
FGR3	GARAGE-POOR			768 S.F.	\$7,700	1
SHD1	SHED FRAME			60 S.F.	\$700	1
SHD1	SHED FRAME			700 S.F.	\$7,700	1
LNT	LEAN-TO			360 S.F.	\$900	1

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2018	\$140,300	\$266,800	\$407,100
2017	\$140,300	\$266,800	\$407,100
2016	\$140,300	\$266,800	\$407,100

**Assessment**

<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2018	\$140,300	\$266,800	\$407,100
2017	\$140,300	\$266,800	\$407,100
2016	\$140,300	\$266,800	\$407,100

(c) 2016 Vision Government Solutions, Inc. All rights reserved.